



Bay Cloverhill Community Association

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Thursday, February 15, 2018

TEYCC

Toronto City Hall

100 Queen Street West

Toronto, Ontario M5H 2N2

**Re: TEYCC Agenda Item Number 2018.TE30.9, Development at 10 to 16
Wellesley St. West, Wednesday, February 21, 2018**

Dear Members of the TEYCC:

The Bay Cloverhill Community Association (BCCA) understands that this site located at 10 to 16 Wellesley Street West could be a development site. The BCCA has reviewed the plans submitted to the City of Toronto for a 64 storey Mixed Use Residential tower to be located on the aforementioned site. This development plan is completely out of touch with the rules and regulations of the City of Toronto and the suitability of the proposed plan for this site which measures a mere 1,170 square metres. Over the past 11 (eleven) years, the BCCA has reviewed many plans for developments. This may be the worst idea for a tower that we have ever seen for our BCCA area.

**BCCA support for Refusal Report: The BCCA strongly supports the opinions and findings of the
Downtown Toronto Planning Department as expressed in the Refusal Report.**

In addition to what the Planning Department has said, we would add our voice on numerous issues that will negatively impact this very small development site and the surrounding BCCA neighbourhood. Please find our comments attached to this letter.

We urge the TEYCC to refuse this proposed development plan.

Sincerely,

Marilyn Tait-McClellan, BCCA President

Cc: Greg Lintern, Acting Chief Planner, City of Toronto
David Oikawa, Manager, Community Planning, Downtown Section
Councillor Kristyn Wong-Tam, Ward 27, Toronto Centre-Rosedale
Katherine Bailey, Planner, Downtown Toronto Division

Proposed Development at 10 to 16 Wellesley Street West

BCCA Suggests these Specific Issues and Problems Exist For this Site

Traffic and Safety:

- We question the dimensions of the one and only access lane which will be required to serve both pedestrians, resident vehicles and service vehicles. We suggest that this entrance lane into the building is too narrow.
- Access for both residents and vehicles is not sufficient or safe and cannot be expanded because of the insufficiency of the development lot.
- A single loading Dock does not meet the requirements for a building of this size.
- The loading dock is located in the same vicinity as the resident and vehicular access. It interferes with the safety and smooth flow of pedestrian residents and vehicles entering and exiting the site.
- Based on the size of the small lane being used for ingress and egress, it is most probable that garbage trucks and moving vans will not be able to access the loading dock.

Infrastructure

We are not in a position to state that the water sewer and electric infrastructure is not sufficient to service this site. However, we would like to point out the numerous towers already in existence or under construction within one block of this site, In consideration of them, we have serious questions about the infrastructure capacity for this new tower.

Existing Buildings:

1. 24 Wellesley Street West 29 floors, 349 units
2. 1001 Bay Street, 36 floors, 564 units
3. 909 Bay Street, 27 floors, 268 units
4. 925 Bay Street, 32 floors, 292 units
5. 11 St. Joseph Street, 18 floors, 206 units

5 St. Joseph Street, 48 floors, 539 units

Buildings Currently Under Construction:

1. Sutton Place Redevelopment to the Britt—41 floors 729 Suites
2. 11 Wellesley 60floors, 739 suites
3. 501 Yonge Street 2 towers (23 storeys/52 storeys) 776 Suites in total
4. 587-599 Yonge Street, 44 storeys, 420 suites

Totals: 10 buildings, 410 storeys, 4,882 units

Tattle Creek Problems

Tattle Creek was once a small river running from the northwest and then southward through our BCCA area. Now it is completely underground except for a small dry river bed located in Philosopher's Walk near Bloor Street and the Royal Ontario Museum. In the past three years, our BCCA community has been riddled with numerous sinkholes ranging from medium size to huge. It is probable that most or all are a result of Tattle Creek trying to find a new underground path for its waters as it seeks to join the main river.

Sink Holes in the recent past and currently under repair:

1. Yonge Street just north of College Carleton: Huge sink hole in 2015
2. 925 Bay Street: 2016 and 2017—huge repair needed over several months

3. Breadalbane just east of St Luke Lane, 2016
4. St Nicholas Street beside 5 St. Joseph Street, 2017
5. Serious underground water issues during the construction of 1000 Bay Street and the Britt (The Sutton Place Hotel)

Non compliance with terms of OPA 183

As mediated and (agreed in OMB hearing File Number: PL131355, Phase 1, completed in December, 2016.)

Consideration of protection of sunshine on existing sites:

No new net shadow on parks

- Barbara Hall Park at 519 Church Street, protected from 10 am to 4 pm,
- James Canning Park in the Linear Parks, protected from noon to 2 pm,
- Clover Hill Park (northwest corner of St. Joseph Street and Bay Street), protected from noon to 2 pm
- consideration of minimizing/no new net shadow on the public domain amenity space
- consideration of minimizing/no new net shadow on the private amenity space of nearby towers and low rise buildings.

Tower Separation:

Does not comply with the 25 metre tower separation agreed to in OPA 183, Phase 1

Transition

There are no transition considerations in this plan. What possible transition options could be observed for this tower on this very small site? Clearly, the lot is too small for the plans that have been put forward.

Setbacks and Stepbacks

The required setbacks of a new development are impossible to achieve as the tower is located on a completely internal lot. Even within the internal lot, there is no breathing space.

On-Going Land Assembly

Land assembly needs to be continued if any tower is to be considered in this general area.

Tall Building Guidelines for Tower Heights in the Downtown

Tall buildings Guidelines tower height for this part of Wellesley Street is 30 storeys

Historic Yonge Street HCD

1. Does not comply with the stipulated 75 Degree Angular Plane which applies to Yonge Street.
2. Does not comply with no new net shadow on heritage churches (St. Basil Church located at the northwest corner of Bay Street and St. Joseph Street)
3. Does not comply with no new net shadow on heritage lands (St. Nicholas Village)
4. Does not sufficiently conserve the heritage assets on this site nor the cultural history sites within the development site.